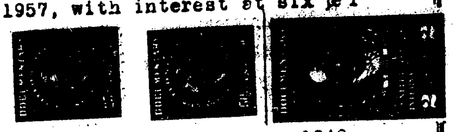
1733

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ ($2,050.00) TWO THOUSAND AND FIFTY AND NO/100---------- DOLLARS

Cash in hand paid by Herman D. Osteen and wife, Ruby I. Osteen the receipt of which is hereby acknowledged:
The said Herman D. Osteen and wife, Ruby J. Osteen assumes and agrees to pay one note secured by deed of trust executed by James C. Rogers and wife, to Albert H. Thomas, Jr., of record in Book 1741, page 351, said note of the date August 10, 1949, for $2,250.00, payable $22.50 monthly, and balance due December 10, 1957, with interest at six per cent.



NOTE:
The buyers have assumed state and county taxes for the year 1949.

We, James C. Rogers and wife, Anna Mae Rogers,

have bargained and sold, and by these presents do transfer and convey unto the said Herman D. Osteen and wife, Ruby J. Osteen

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 27 and the Westerly 10 feet of Lot No. 26 on the Plan of the Subdivision of A. V. S. Lindsley 29-acre tract, as of record in Book 57, page 66, Register's Office for said County.
Said Lot No. 27 and the westerly part of Lot No. 26 front together 60 feet on the southerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to James C. Rogers and wife, Anna Mae Rogers, by deed from Winburn E. Ramsey and wife, of record in Book 1306, page 433, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herman D. Osteen and wife, Ruby I. Osteen their heirs and assigns, forever.

And we do covenant with the said Herman D. Osteen and wife, Ruby I. Osteen that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And We, James C. Rogers and wife, Anna Mae Rogers do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Herman D. Osteen and wife, Ruby I. Osteen their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18 day of August, 1949

James C Rogers

Anna Mae Rogers

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. E. Selley, a Notary Public in and for said County and State, the within named James C. Rogers and wife, Anna Mae Rogers

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 1949

Commission expires April 7, 1953

C E Selley
Notary Public

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